



Newtown

Toddington GL54 5DU



An attractive detached period house standing in approx. 0.86 acres.

- Detached Period House in Approx. 0.86 acres • Three Reception Rooms • Two Bath/Shower Rooms • Three Bedrooms • Kitchen and Breakfast Room, Cloakroom • Mature Gardens and Driveway Parking
- Energy Efficiency Rating D.

Guide Price £539,000

DESCRIPTION

Standing in approx. 0.86 acres with rear access and backing onto fields, a much-improved and attractive detached stone house with ample off road parking. Features of the property include a recently fitted en suite wet room, a family bathroom with separate shower, three well-proportioned reception rooms, a number of character features including inglenook fireplaces, beams and stonework, a kitchen/breakfast room to the rear and a cloakroom with external door. Near to the house is an area of formal garden with paved terraces and beyond a screening hedge is a polytunnel, a large area of lawn with fruit trees and a double storage shed on hard-standing with power and light. To the rear of the garden is a wide grass strip leading to a five bar gate onto a track, over which we understand there to be vehicular and pedestrian access. Please note, the satellite image is for illustration purposes only.

SITUATION

Toddington is a small village with a thriving community approximately three miles north of Winchcombe and 6 miles south-west of Broadway and has a local shop, church, popular local pub with restaurant, a village hall that hosts events and

the GWR Heritage Railway station. Isbourne Valley Primary School is situated just over a mile away. Cheltenham with its shopping and extensive amenities is approximately 10 miles away and the M5 Motorway can be accessed near Tewkesbury about 9 miles away.

ADDITIONAL INFORMATION

- Mains gas, electricity and water are connected. Private Drainage/Septic Tank.
- Local Authority: Tewkesbury Borough Council, Tax Band F.
- Viewings strictly by appointment with Adams Estate Agents - Winchcombe on 01242 603601.

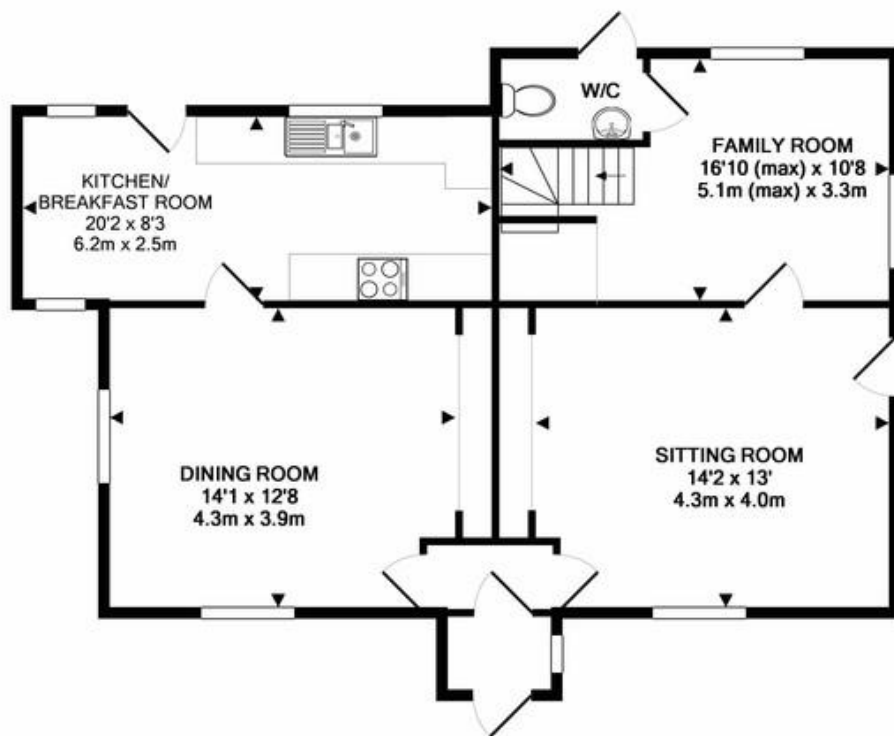
DIRECTIONS

GL54 5DU - From Winchcombe, leave the town on the B4632 in the direction of Broadway. Follow the road all the way until the roundabout and turn left onto the B4077 signed to Tewkesbury and Evesham. Proceed along this road and the property will be found on the right indicated by our For Sale board.

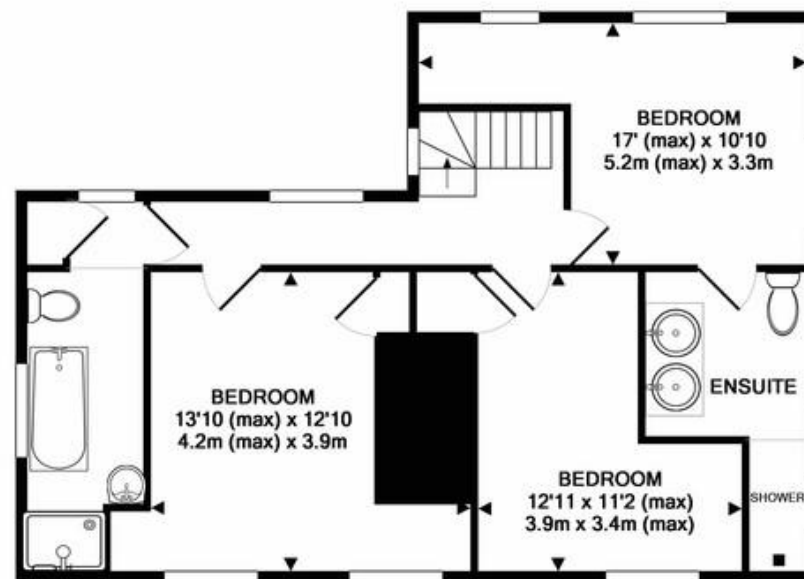


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GROUND FLOOR
APPROX. FLOOR
AREA 797 SQ.FT.
(74.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 635 SQ.FT.
(59.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1433 SQ.FT. (133.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FOR CLARIFICATION we have prepared these particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances or specific fittings. Room sizes are approximate and rounded and are not to be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, whether fitted or not, are deemed removable by the vendor unless specifically itemised in these particulars. If there are any important matters which are likely to affect your decision to buy or rent, please contact us before viewing the property.



